

I Introduction

I.1 PURPOSE

In accordance with California Government Code (Title 7, Division 1, Chapter 3, Article 10.6), this Housing Element, a component of San Bruno's General Plan, presents a comprehensive set of housing policies and actions to address identified housing needs for the years 2007–2014. It builds on an assessment of San Bruno's housing needs (including the City's regional housing needs allocation) and an evaluation of existing housing programs, available land, and constraints on housing production. Initiatives proposed to facilitate ongoing provision of affordable and market-rate housing in the city include conservation of residential neighborhoods, reuse of former school sites, redevelopment of transit corridors into mixed-use areas with residential components, and reduction of parking standards for housing units along transit corridors. All of these major initiatives are consistent with the recently-adopted San Bruno 2025 General Plan.

The State requires an update of a jurisdiction's housing element every five years. The San Bruno Housing Element was last comprehensively updated, certified, and adopted in 2003. The California Department of Housing and Community Development (HCD) granted the Association of Bay Area Governments (ABAG) an extension for this cycle; thus, this Housing Element spans eight years, from June 30, 2006, to June 30, 2014.

I.2 ORGANIZATION

This Housing Element addresses all of the topics required by State law (Government Code sections 65583 through 65589.7). Specifically, the Element describes:

- population and employment trends (Chapter 2),
- households characteristics and housing stock characteristics (Chapter 2),
- existing assisted housing and potential risk of conversion to market rates (Chapter 2),
- special housing needs (Chapter 2),
- opportunities for energy conservation (Chapter 2),
- governmental and non-governmental constraints (Chapter 3),
- a detailed site inventory addressing availability and suitability for affordable housing development (Chapter 4),
- quantified objectives that estimate the maximum number of units, by income level, to be constructed, rehabilitated or conserved over the planning period (Chapter 4),
- detailed accomplishments during the last Housing Element cycle (Chapter 4 and Appendix A), and
- a new five-year housing program with goals, programs, and implementation actions (Chapter 5).

Please see Appendix B for a complete summary of State law requirements and where these requirements are addressed in this Housing Element.

I.3 BRIEF SUMMARY OF ACCOMPLISHMENTS IN THE LAST CYCLE

MEETING THE 1999-2006 REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

During the last Housing Element cycle San Bruno not only made adequate sites available in order to meet its RHNA, but the affordable housing need was actually permitted and in many cases constructed. The total production and permitting that occurred during the last cycle vastly exceeded the RHNA for very-low, low-, and moderate-income affordability levels. Major affordable housing production occurred in line with the opportunity identified for the former U.S. Navy Western Division Site, as described in the last Housing Element. The affordable housing development on that site included: Archstone I (Meridian at the Crossing), approved in 2002, completed in 2005, and resulting in 60 very-low income rental units and 240 moderate-income rental units; Archstone II (Paragon at the Crossing), approved in 2005, completed in 2007 and resulting in 37 very-low income rental units and 148 moderate-income rental units; and the Village at the Crossing, a senior housing project approved in 2005 and completed in 2007 and resulting in 41 very-low income rental units and 187 low-income rental units. Chapter 4: Land Inventory and Quantified Objectives provides a more detailed summary of the housing production accomplished under the last RHNA.

REMOVING CONSTRAINTS

During the last Housing Element cycle San Bruno also made important progress in removing identified governmental constraints to the production of affordable housing. Examples include: amending the Zoning Ordinance to accommodate a 4th “loft floor” within the three-story height limit set by Ordinance 1284; adopting a second dwelling unit ordinance implementing AB 1866 to support the increased supply of smaller affordable units compatible with existing neighborhoods; and updating the General Plan with new mixed-use land use designations in the main transit corridors of the city in order to promote a mix of residential and non-residential uses near transit and near one another. Appendix A contains a program-by-program account of accomplishments of the last Housing Element, as well as recommendations for keeping, modifying, or removing programs based on City staff experience with implementation over the last 5 years. The evaluation was used as the basis for the housing programs contained in this Element.

I.4 RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The San Bruno 2025 General Plan was adopted on March 24, 2009. This updated Housing Element for 2007-2014 is fully consistent with the other elements in the San Bruno 2025 General Plan, and in fact is designed as an integral step in the implementation of General Plan goals and policies. For instance, Chapter 3: Housing Constraints and Resources describes the new General Plan Land Use Designations, provides maps of both the new designations and existing zoning, and explains how the new designations work hand-in-hand with Housing Element programs such as **Program 2-A** (Update the Zoning Ordinance to be consistent with the General Plan) to encourage new residential development that is close to services and transit. In another example, **Program 2-D** (Reuse former school sites) contains a specific action to remind City staff to require the redevelopment of the Crestmoor school site to cluster housing in order to preserve the open space on that site in accordance with General Plan policy OSR-8. In yet another example, **Program 2-J** requires annual performance evaluations of the Housing Element programs in conjunction with annual review of the General Plan and describes how City staff will handle inconsistencies identified in the future. As these examples highlight, this Housing Element is carefully tuned to the policy priorities of the new General Plan, and whenever possible the programs pro-

vided herein refer to the General Plan and other important guidance documents underway (such as the Residential Design Guidelines and the Downtown and Transit Corridors Plan) when describing implementation. These examples and more in the coming pages are the means by which General Plan consistency will be achieved and maintained (Government Code Section 65583(c)(6)(B)).

I.5 INFORMATION SOURCES

The information for this Housing Element Update came from a variety of sources. Sources used include, but are not limited to: U.S. Census (Census 2000), U.S. Department of Housing and Urban Development (HUD) State of the Cities Data Systems: Comprehensive Housing Affordability Strategy, Claritas, Inc., San Mateo County Office of Housing, San Mateo County 21 Elements Process, California Housing Partnership Corporation, the Association of Bay Area Governments (ABAG) Projections (primarily 2007, secondarily others), 2009 San Mateo HOPE Report on Homelessness, and City staff.

I.6 PUBLIC PARTICIPATION AND OUTREACH

Another important source of guidance in the development of this Housing Element was the wider San Bruno community. Public outreach conducted as part of this Housing Element update included:

- **Mayor's Affordable Housing Lunch Meeting.** On June 12, 2008, the City of San Bruno held a Mayor's Affordable Housing Lunch Meeting in which 13 professionals from the housing industry (mostly non-profit housing organizations) participated. During this meeting most participants asked City Staff questions and brainstormed about general directions to take for affordable housing, such as: identifying City role in site acquisition, lot consolidation, and funding subsidies; incorporating affordable housing strategies into the Downtown and Transit Corridors Plan process; targeting infrastructure improvements that will facilitate housing development; and evaluating existing and new financing sources.
- **Stakeholder/Housing Service Provider Forum.** On December 11, 2008, the City of San Bruno held a forum for stakeholders and housing service providers. The forum took place at City Hall in conference room 115 from 11:00am until 1:00pm, with lunch provided. The outreach effort for this event was intended to reach those who provide housing services to and advocacy for lower-income households, people with disabilities, the homeless, and other special needs groups, as well as developers who specialize in market rate housing options. An invitation was extended by phone and/or email to 24 non-profit organizations, 19 religious groups, eight county agencies, five real estate developers, as well as representatives of other local interests including school districts, the County Association of Realtors, the League of Women Voters, and licensed care facilities. As a result of this effort, 14 stakeholders attended the forum. Key issues and suggestions raised by participants included: improving predictability in the city's development process, lowering parking standards, consolidating small parcels, considering changes to Ordinance 1284 (which caps residential density), providing more supportive housing, and identifying funding sources in the current economic climate.
- **Planning Commission Study Session.** As a follow-up to the stakeholder forum, a study session was held during the Planning Commission meeting on December 16, 2008. The

Commission was briefed on the Housing Element update process, recent housing trends, and stakeholders' concerns, and members were asked for their feedback. This meeting was open to the public. Key issues and suggestions raised by the Planning Commission included: the need for small-sized housing, considering changes to Ordinance 1284 (which caps residential density), consolidating small parcels with the help of the Redevelopment Agency, better understanding the pros and cons of the Section 8 (Housing Choices Voucher) Program, legalizing non-conforming units, and lowering parking requirements.

- **Housing Element Open House.** On June 11, 2009, from 6:00pm to 8:00pm a community Open House on the Draft Housing Element was held at City Hall to provide an opportunity for community members to comment on some of the identified needs, constraints, opportunity sites, and proposed programs. In order to provide the best outreach access to community members of all income levels, the Open House was advertised in a utility bill insert at the beginning of the month which arrived at all households that receive paper bills in the mail. It was also advertised on a cable TV broadcast, as well as through the email distribution list developed for the stakeholders' forum (described above). Over 22 community members attended the Open House, and most were not service providers. Community members who attended and responded to questions expressed support for more senior housing opportunities, senior housing mixed with family housing, and affordable housing mixed with market-rate housing, and some concern about changing height limits unless compatible with surrounding uses.
- **Downtown and Transit Corridor Planning Outreach Process.** The public process for the Transit Corridors Plan, including Steering Committee meetings and community workshops, has also addressed housing issues in the transit oriented development and downtown districts. Input from these outreach activities is incorporated as necessary into this Housing Element.
- **City Council Meeting.** In preparation for the submission of a draft to HCD, a City Council meeting was held on the Draft Housing Element on August 25, 2009. The Draft Housing Element was made available to Council members and the general public via the posting of the meeting agenda and packet online X weeks prior to the meeting. The updated email list (containing contacts from the stakeholder process as well as community members who provided email addresses) also received the meeting announcement and links to the agenda and packet. Feedback received during the City Council meeting was incorporated into the Housing Element as necessary prior to submission to HCD.

All sources of public input were used to identify Housing Element priorities and new programs, as well as to tailor programs and background information to better serve the community.